

13312 HIGHWAY 31,
MEADOW CREEK BC
\$799,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Introducing a fantastic opportunity to embrace nature and a self-sustainable lifestyle in the community of Meadow Creek. This **3-bedroom, 1-bathroom home** offers an open concept layout for the main living spaces, providing a versatile and inviting atmosphere. As you step inside, you'll be greeted by a warm and welcoming ambiance. The **wood stove**, perfect for those chilly workdays, creates a cozy and comforting atmosphere in the home. Situated on a generous plot of land, this property features a **fenced yard**, ideal for privacy and security. The **gardens** and **greenhouse** present an exciting opportunity for green thumbs to indulge their passion for horticulture. Additionally, there are **outbuildings** and a **large shop**, providing ample space to store tools, equipment, and supplies. There is a wonderful opportunity to work from home at this property. The community is also home to farms and commercial gardens, allowing residents to embrace a more self-sustainable lifestyle and have nature right at their doorstep. Located between the stunning Kootenay Lake and Duncan Lake, this property offers easy access to these pristine bodies of water. Whether you're looking to embark on a boating adventure, indulge in fishing, or simply bask in the tranquility of nature, the options are endless.

MLS: 2475153 **Size:** 1.88 acres
Services: well water, septic, hydro, internet & telephone



TITLE

TITLE SEARCH PRINT

2022-06-16, 09:27:52

File Reference:

Requestor: Kul Nijjar

Declared Value \$140000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NELSON
Land Title Office NELSON

Title Number CA7002105
From Title Number KV155626

Application Received 2018-08-15

Application Entered 2018-08-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land
Parcel Identifier: 014-497-069
Legal Description:
LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5334

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999 10/10/1974

Charges, Liens and Interests

Nature: RIGHT OF WAY
Registration Number: 68520D
Registration Date and Time: 1964-12-10 16:04
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7002165
Registration Date and Time: 2018-08-15 16:04
Registered Owner: CBT COMMERCIAL FINANCE CORP.
INCORPORATION NO. BC0690650
Remarks: INTER ALIA

TITLE

TITLE SEARCH PRINT

2022-06-16, 09:27:52

File Reference:

Requestor: Kul Nijjar

Declared Value \$140000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7002166
Registration Date and Time:	2018-08-15 16:04
Registered Owner:	CBT COMMERCIAL FINANCE CORP. INCORPORATION NO. BC0690650
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TAX ASSESSMENT

13312 HIGHWAY 31 MEADOW CREEK VOG 1N0

Area-Jurisdiction-Roll: 21-786-03410.000



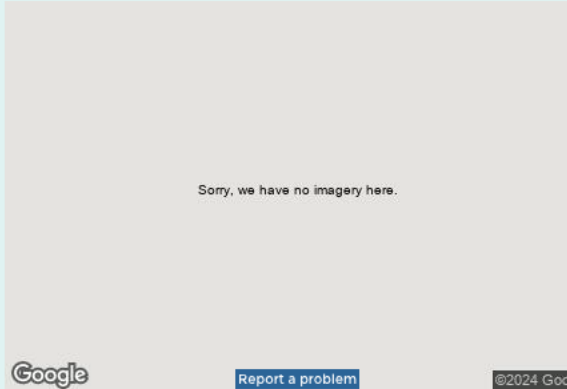
Favourite



Compare



Print



Total value **\$293,400**

2024 assessment as of July 1, 2023

Land \$106,900

Buildings \$186,500

Previous year value \$267,100

Land \$81,400

Buildings \$185,700

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built 1965

Description Retail Store

Bedrooms

Baths

Carports

Garages

Land size 1.88 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 1, PLAN NEP5334, DISTRICT LOT 881, KOOTENAY LAND DISTRICT

PID: 014-497-069

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: May 18 2023

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 13312 Highway 31 Meadow Creek BC VOG 1N0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) _____ Barn(s) Shed(s)
 Other Building(s) Please describe SHOP/STORE

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.

**THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.**

**1. LAND – This Property Disclosure Statement is in respect of the
land and the
PRINCIPAL RESIDENCE**

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		K		
B. Are you aware of any existing tenancies, written or oral?		K		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		K		
D. Is there a survey certificate available?	K			
E. Are you aware of any current or pending local improvement levies/charges?		K		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		K		
G. Are the Premises managed forest lands?		K		
H. Are the Premises in the Agricultural Land Reserve?			K	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		K		
J. Are you aware of any fill materials anywhere on the Premises?		K		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		K		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		K		
M. Are you aware of any water licences affecting the Premises?		K		

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		K		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		K		

2. SERVICES

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input checked="" type="checkbox"/> I have a private groundwater system (e.g., well)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input type="checkbox"/> Not connected</p> <p>Other _____</p>				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the premises already?		K		
(ii) Have you applied for a water licence and are awaiting response?		K		
C. Are you aware of any problems with the water system?		K		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?	K			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		K		
F. Indicate the sanitary sewer system the Premises are connected to:				
<input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic				
<input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected				
Other _____				
G. Are you aware of any problems with the sanitary sewer system?		K		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		K		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		K		

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

BC1007 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			✓	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input checked="" type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last 60 days?		✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
Q. Does the building contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		

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BUYER'S INITIALS

✓		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		K		
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		K		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		K		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		K		
W. Is there a radon mitigation system on the Premises?		K		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

5. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		K		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		K		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		K		

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0

6. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1007 REV. JAN 2023

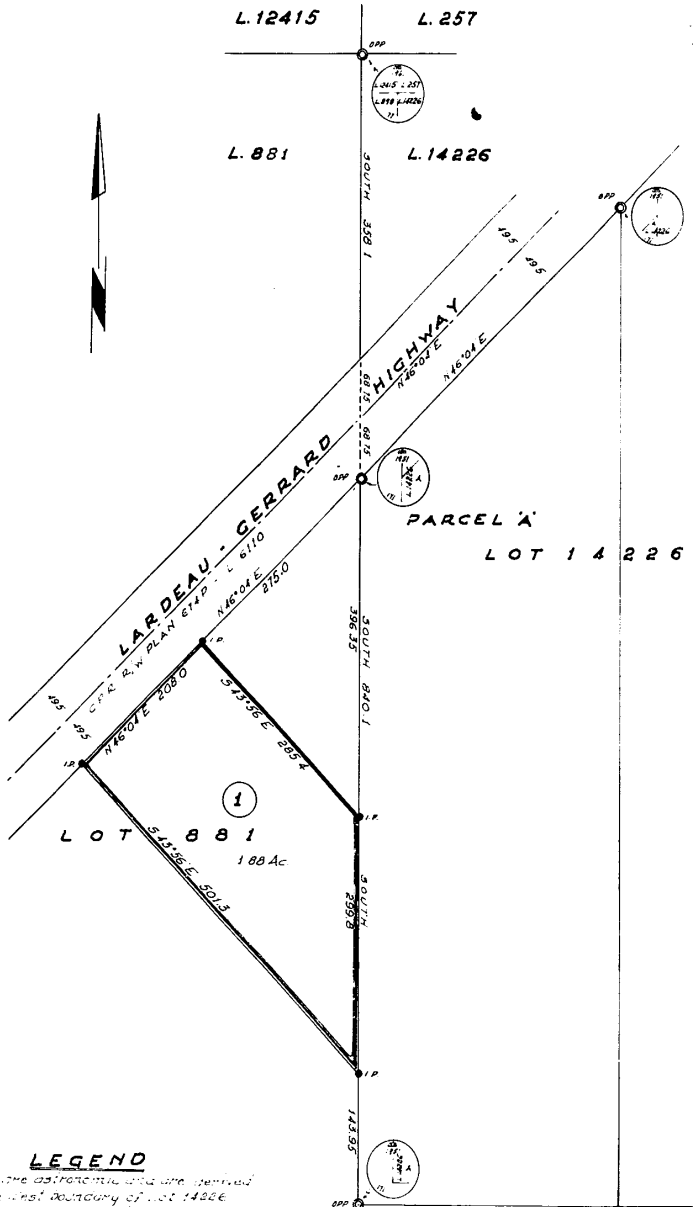
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SUBDIVISION PLAN

**SUBDIVISION PLAN
OF PART OF DISTRICT LOT 881
KOOTENAY DISTRICT.**
Scale 1 inch = 100 feet.

Plan No. 5334
Deposited in the Land
Registry Office, Nelson BC
this 26 day of January
1964
[Signature]
Deputy Registrar



LEGEND

Bearings and distances are derived from the last boundary of Lot 14226. C.P.P. This point is shown in plan. C.P.P. Stationing type is shown by a dot.

I, *[Signature]*, Registrar of the Land Registry Office, Nelson BC, do hereby certify that the plan and survey are correct. The said survey was completed on the 21st day of September 1964.

[Signature]
Registrar

[Signature]
Deputy Registrar

[Signature] Witness, or to other signatures

Subscribed before me this 26th day of September 1964

[Signature]
A Commissioner for Taking Affidavits within
British Columbia

Approved under the Land Registry Act
this 26 day of Oct 1964

[Signature]
Approving Officer
Department of Highways

EXPENSES

Property Taxes:

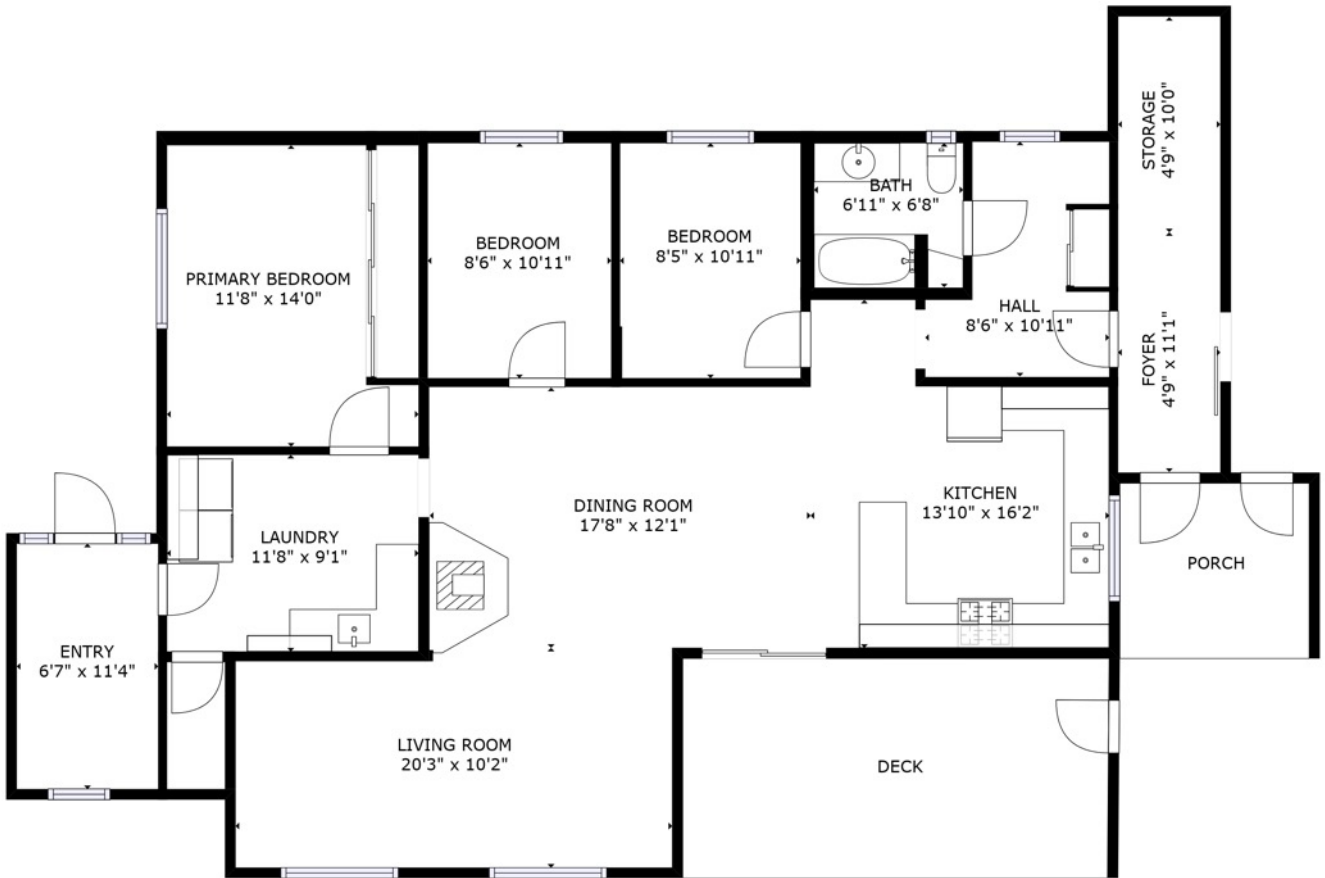
2023

\$2518.85



*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

13312 – FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1437 sq. ft. EXCLUDED AREAS:
DECK: 202 sq. ft. PORCH: 71 sq. ft.
TOTAL: 1437 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

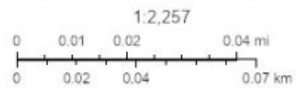
Area of Interest (AOI) Information

Area : 1.52 acres

Feb 26 2024 14:11:10 Eastern Standard Time



- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USCA, NRCan, Parks Canada

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03410.000	014-497-069	13312 HIGHWAY 31, RDCK REGION	Store(S) And Living Quarters	NEP5334
#	LTO Number	Lot	Block	District Lot	Land District
1	CA7002105	1	-	881	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 1 PLAN NEP5334 DISTRICT LOT 881 KOOTENAY LAND DISTRICT	1.88	ACRES	1.52	

Addressing

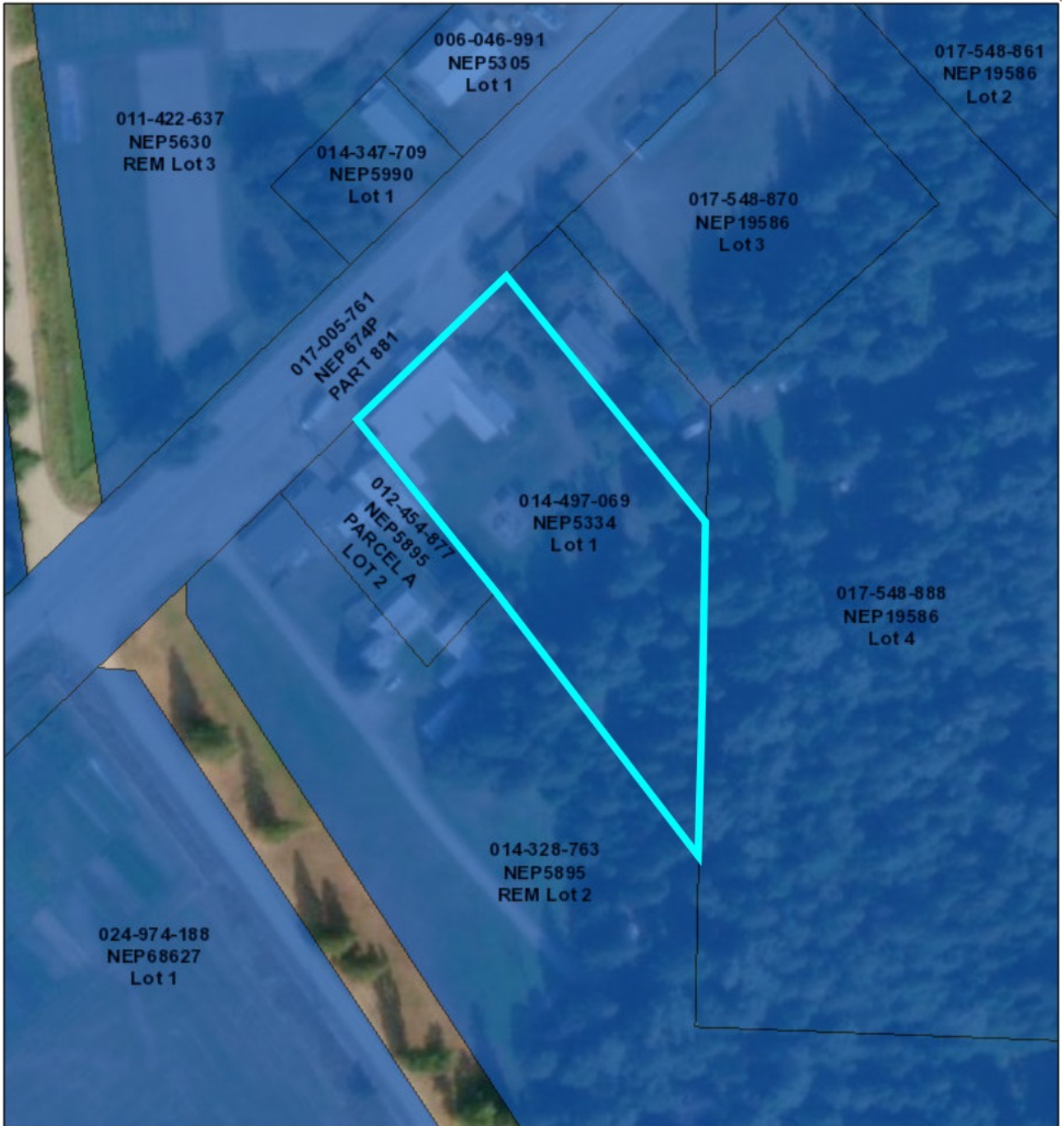
#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	13312 HIGHWAY 31	-	13312	HIGHWAY 31	-	Meadow Creek	1
2	13316 HIGHWAY 31	-	13316	HIGHWAY 31	-	Meadow Creek	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.52



LTSA MAP



June 2, 2023

WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest | Building Strata | Return To Crown |
| Parcels By Class | Bare Land Strata | Crown Subdivision |
| Air Space | Common Ownership | Part of Primary |
| Subdivision | Park | Primary |
| Absolute Fee Book | Road | |

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMARY

Summary Sheet

13312 HIGHWAY 31 Rural BC V0G 1N0

PID	014-497-069
Registered Owner	KR*
Legal Description	LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5334
Plan	NEP5334
Zoning	
Community Plan(s)	not in ALR



Year Built	1965	Structure	STORE(S) AND LIVING QUARTERS
Lot Size	1.52 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	557.25 m	Min Elev.	556.14 m
Floor Area	-	WalkScore	9 / Car-Dependent
TransitScore	-	Annual Taxes	\$2,518.85

ASSESSMENT

	2022	%	2023
Building	\$157,000	↑ 18.28	\$185,700
Land	\$81,800	↓ -0.49	\$81,400
Total	\$238,800	↑ 11.85	\$267,100

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$267,100	↑ 90.79
Sales History	15/08/2018	\$140,000	↓ -12.5
	15/12/2003	\$160,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Utilities

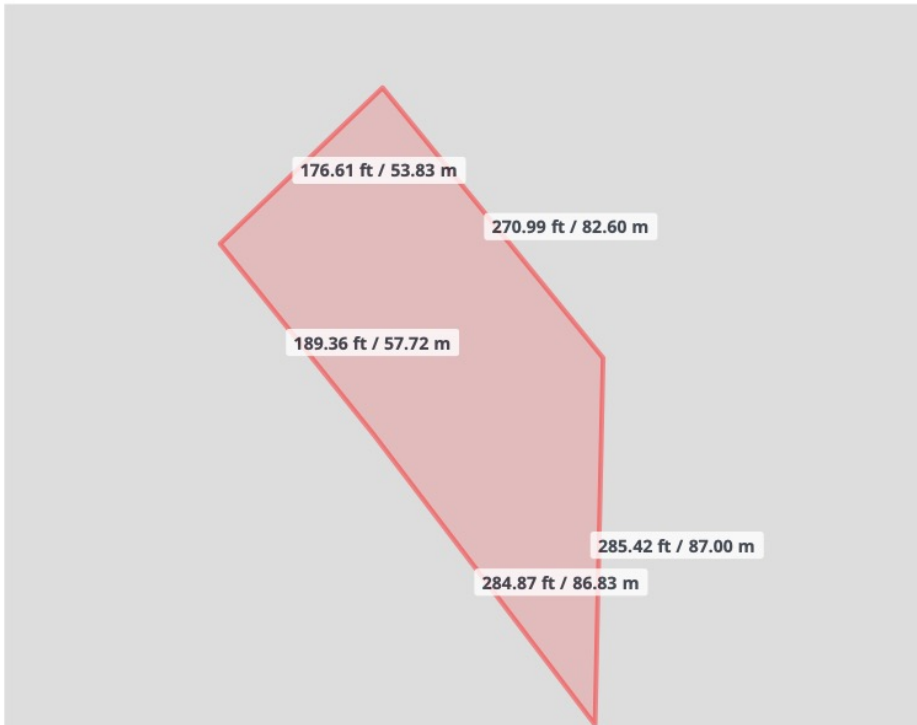


Legend

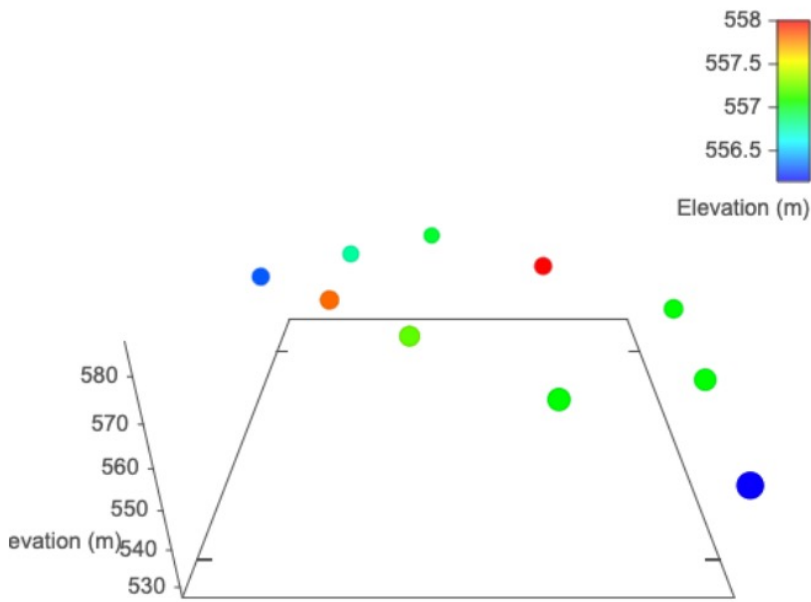
- | | | | |
|------------------|--------------------------|----------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | MUNICIPAL OWNED | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | Address Points | Streams and Shorelines |

ELEVATION

Estimated Lot Dimensions and Topography



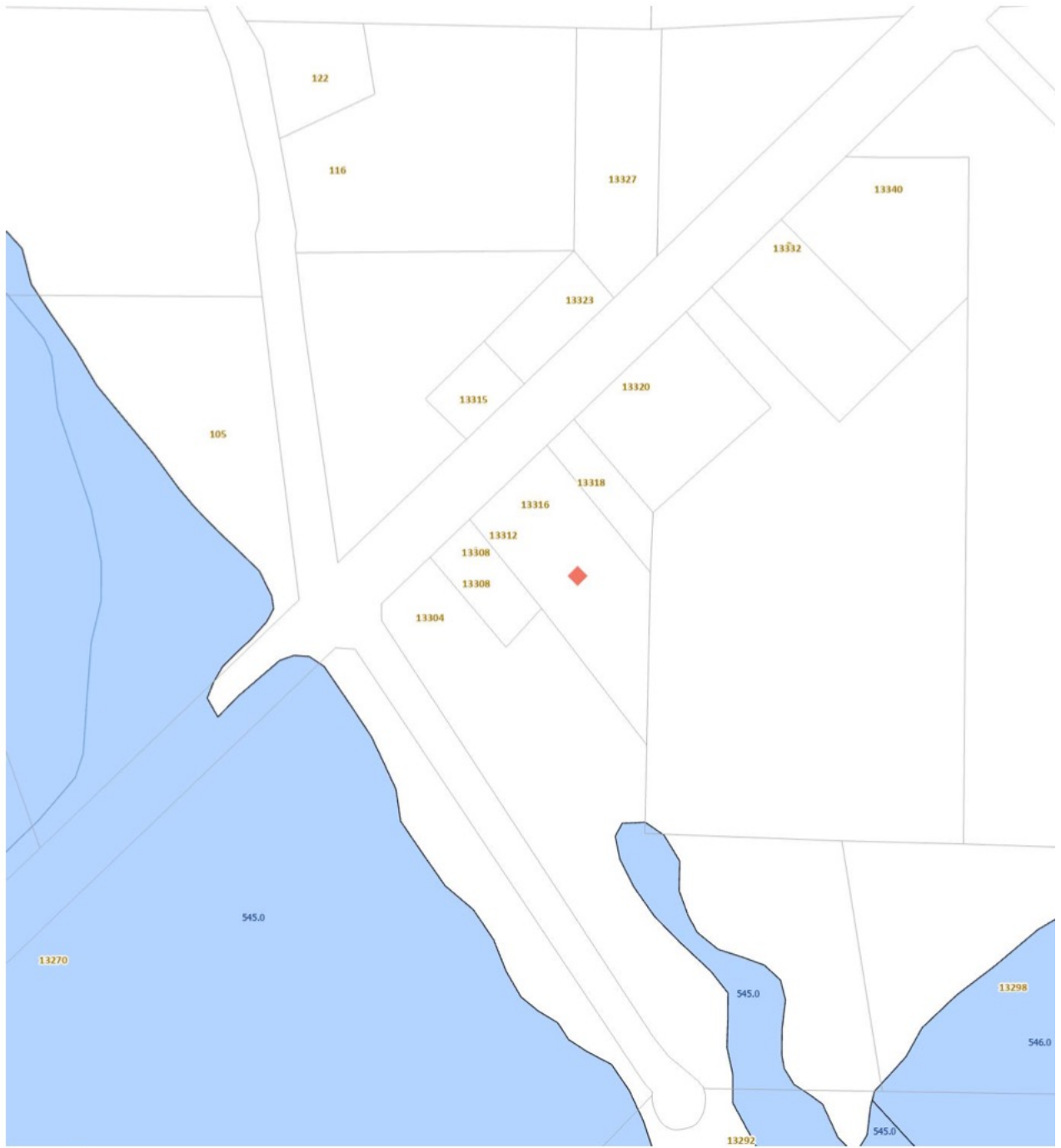
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 558.00 m | Min Elevation: 556.14 m | Difference: 1.86 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Lakes and Rivers
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Non Standard Flooding Erosion Area
- Cadastre - Legal Parcels
- Address Points

ZONING

ZONING REGULATIONS – This property has no zoning, but does have a Community Plan – **AGRICULTURAL LAND RESERVE (ALR)**

The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

The Agricultural Land Reserve, Use, Subdivision and Procedure Regulations (the "ALR Regulation") identifies farm uses that are permitted outright, as well as other permitted uses and non-farm uses. ALR landowners who wish to pursue other uses or to subdivide their property must make an application under the Agricultural Land Commission Act (the "ALC Act") and secure approval from the ALC.

Common farming and ranching activities in the ALR include, but are **not** limited to:

- Raising livestock (cattle, bison, sheep, goats, hogs, horses)
- Livestock grazing
- Poultry production (chicken, turkeys, waterfowl) Dairy operations
- Apiculture
- Agroforestry
- Grapes
- Mushrooms
- Berries
- Tree Fruits
- Vegetables (field, greenhouse)
- Nuts
- Grains and oilseeds
- Forage crops
- Ornamentals (floriculture, horticultural, nursery crops)
- Green housing

Building to be built according to the RDCK Building Department permit process.

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

Meadow Creek

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Highest Average Temperature (c): 25	Lowest Temperature (c): -5

COMMUNITY INFORMATION

Meadow Creek Spawning Channel

The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

Duncan Dam

Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake. As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler. The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Weather

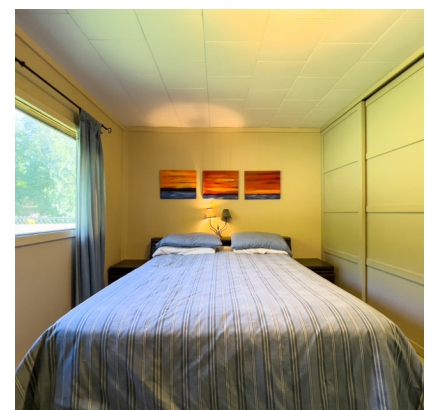
Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station. *There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>